

6-1-1-4  
#3428

56-31

Doris C. Nickerson

of 45 Johnson Heights, Waterville, Me. 04901

~~XXXXXXXXXXXX~~ for consideration paid,

grant to

Thomas W. Tilton and Kristin P. Tilton

of 28 Quarry Road, Apt. 34, Waterville, Me. 04901

with warranty covenants, as joint tenants, the land in Kennebec

County, State of Maine, described as follows:

005776

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TRANSFER  
TAX  
PAID

XXXXXXXXXXXX  
wife of said grantor,

XXXXXX joins as grantor and releases all rights by descent and all other rights

Y-4163

Witness my hand and seal this 29th day of March 19 90

*R. E. York*

*Doris C. Nickerson*  
Doris C. Nickerson

The State of Maine Kennebec ss. March 29th 19 90

Then personally appeared the above named Doris C. Nickerson



and acknowledged the foregoing instrument to be her free act and deed,

Before me,

*Robert E. York*  
Justice of the Peace - Attorney at Law - Notary Public

## EXHIBIT A

Certain lots or parcels of land situated on Johnson Heights in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

Lot No. 45, as shown on a plan of Johnson Heights made by Harry E. Green, dated April 10, 1947, and recorded in the Kennebec Registry of Deeds in Plan Book 15, Page 50.

Also another strip of land lying next westerly to the above referred to Lot No. 45, and bounded and described as follows, to wit: Starting at the southwest corner of Lot No. 45, as shown on the above referred to plan recorded in Kennebec Registry of Deeds in Plan Book 15, Page 50; thence to the west along the northerly line of Lot No. 47, as shown on said plan, a distance of twenty (20) feet to a point; thence at right angles to the north a distance of one hundred (100) feet to the northerly line of said Lot No. 47; thence to the east along the northerly line of said Lot No. 47 a distance of twenty (20) feet to the northwest corner of said Lot No. 45; thence to the south along the west line of said Lot No. 45 a distance of one hundred (100) feet to the point of beginning. Said last described parcel is a portion of Lot No. 47 as shown on the above referred to plan.

This conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over one-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

For source of title, reference may be had to deed from Everett W. Downs and Lula F. Downs to Kermit S. Nickerson and Doris C. Nickerson dated September 1, 1970, recorded in the Kennebec County Registry of Deeds, Book 1532, Page 827. The said Kermit S. Nickerson is deceased.

RECEIVED KENNEBEC SS.

1990 MAR 30 AM 9:00

WITEST: *James R. Nickerson*  
REGISTER OF DEEDS